

FOR SALE—REAL ESTATE.

—EVERY ONE A BARGAIN—
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Beautifully, strictly modern home in a fine east front location on Tyler st., oak finish, fine bath, gas in furnace, maple floors, large barn. A beauty and a bargain at \$4,750.

Here is another ideal home in fine location on Western ave.; 9 rooms, strictly modern in every respect, barn, 2 lots. Owner built this less than one year ago, but is leaving the city, so will make big sacrifice, \$4,500.

5 room modern cottage, pantry, large garage, combination lights, gas heat, double cellar, 1 1/2 east front lots, almost new, \$3,400.

5 room modern cottage, gas light and heat, cellar, garage, large front porch, 2 lots, in fine location on "College Hill," \$3,500.

5 room cottage, pantry, closets, gas light and heat, city and cistern water in house, cemented cellar, all kinds of fruit and shrubbery, 2 lots. A beautiful little home and a bargain for \$3,500.

Let us show you this bargain for \$1,550. It is a 5 room cottage with gas light and heat, city water in sink, small barn, cellar, nice shade, etc., in a good close in location on Clay st. Just think! \$1,550.

—LOCATIONS—

1/4 corner lots, old pavement, sewer, shade, lawn, etc., \$1,150.

2 beautiful east front lots in finest location on College Hill, \$700.

1/4 lots on pavement on Western ave. Only \$500.

2 good east front lots on Tyler that are a bargain at \$900.

2 east front lots 148 feet deep on Fillmore. Only \$350.

IF YOU WANT TO SELL YOUR HOME OR VACANT LOTS THIS SPRING SEE US AT ONCE. WE CAN'T DO YOU ANY HARM AND WE WILL TRY TO DO YOU SOME GOOD. LET US SHOW YOU. BEGIN TOMORROW.

L. S. LOVITT & SON,

312 KANSAS AVE.

PHONES: IND. 1507. BELL 1017.

FOR SALE.

MULVANE ST., 2 LOTS, 5 ROOM MODERN COTTAGE, \$2,350.

LINCOLN ST., 1/4 LOTS, 6 ROOM COTTAGE, BARN, CELLAR, WELL AND CISTERN, \$1,800.

BUCHANAN ST., 1/4 LOTS, 5 ROOM MODERN COTTAGE, \$2,100.

FILLMORE ST., 1/4 LOTS, 4 ROOM COTTAGE, \$1,500.

WESTERN AVE., 30 FT. FRONT, 6 ROOM HOUSE, \$1,900.

TAYLOR ST., 2 LOTS, 5 ROOM COTTAGE, \$2,200.

POLK ST., 2 LOTS, 5 ROOM MODERN COTTAGE, \$2,000.

TYLER ST., 1/4 LOTS, 7 ROOM HOUSE, \$1,700.

1/4 ACRE NEW 6 ROOM COTTAGE, BARN, CELLAR, WELL, FRUIT AND SHADE, 1/4 BLOCKS TO CAR LINE; WILL EXCHANGE FOR VACANT LOTS OR CLOSE IN PROPERTY ON WEST SIDE.

THOMPSON & PAYTON,

106 1/2 W. FIFTH ST.

IND. PHONE 1738.

—GOVE COUNTY LAND FOR SALE—

320 ACRES, 1/3 OF WHICH IN CULTIVATION, 10 ACRES SOWN TO WHEAT, ONE-FOURTH GOING WITH SALE, GOOD FRAME HOUSE, BARN AND OUTBUILDINGS, GRANARY AND WAGON SHED, WELL AND WINDMILL, 40 ACRES OF ALFALFA LAND, LOCATED 5 1/2 MILES SOUTH OF BUFFALO PARK, IN GERMAN NEIGHBORHOOD, \$200 PER ACRE 1/4 CASH, BALANCE ON TIME.

300 ACRES, 80 ACRES IN CULTIVATION, GOOD 8 ROOM FRAME HOUSE, WELL AND BARN, FENCED AND CROSS FENCED, 5 1/2 MILES SOUTH OF GRANTFIELD, GERMAN SETTLEMENT, 3/4 MILES TO COUNTY SEAT, ALL OF THESE IMPROVEMENTS ARE NEW, PRICE \$250 PER ACRE—\$3,000.00 CASH, BALANCE ON TIME.

320 ACRES ADJOINING BUFFALO PARK, 173 ACRES OF GROWING WHEAT, ON-FOURTH GOES WITH LAND, PRICE \$200 PER ACRE, \$3,500 CASH, BALANCE IN 8 EQUAL ANNUAL PAYMENTS AT 6 PER CENT. WE HAVE A NUMBER OF FINE UNIMPROVED QUARTERS AT VERY REASONABLE FIGURES IN THAT VICINITY, WOULD BE GLAD TO FURNISH PRICES AND DESCRIPTIONS AT ANY TIME.

THE FOX-COOK AGENCY,

104 WEST EIGHTH ST.

BEING IS BELIEVING.

WE SHOULD BE PLEASED TO SHOW YOU THAT NEAT 5 ROOM HOME ON CENTRAL PARK AVENUE, LARGE RECEPTION HALL, REFRIGERATOR CLOSET, GAS HEAT AND LIGHT, HOT AND COLD WATER THROUGHOUT HOUSE, BATH, LARGE CLOSETS, EXTRA GOOD CELLAR, TWO LOTS, 1/4 BLOCK TO CAR LINE AND PAVEMENT, 3 BLOCKS TO SCHOOL. SMALL PAYMENT DWN. BALANCE MONTHLY.

SHAWNEE AGENCY,

534 KANSAS AVE.

IND. PHONE 503.

A FEW GREAT BARGAINS.

1,400—West side, 1 1/2 lots, 5 room cottage, nearly new, city water, sewer, gas for light and heat, wired for electricity—\$400 cash, balance \$15 a month.

1,350—East Topeka, 2 lots, 6 room house, well, cistern, gas, \$500 down, balance \$5 a month.

1,300—College Hill—2 lots, 4 room cottage, city water, sewer, gas, electric light. Would trade for larger property.

1,200—Polk—Close in, 1 1/2 room cottage and 1 1/2 room cottage, latter rents for \$10. 1200, Lane st.—1 1/2 lots, 7 room house, good cellar, piped for gas, cistern, sewer in alley.

1,200—Jefferson st. near business center, 1 lot, 6 room house, city water, cistern, gas for light and heat, cemented cellar.

A choice line of vacant lots, residences and mercantile properties. Some extra fine farms at bargain prices.

H. C. BOWMAN,

42 COLUMBIAN BLDG.

IND. PHONE 581.

—FOR SALE OR TRADE—

STOCK CLOTHING IN COUNTRY TOWN. WILL TAKE CITY OR FARM PROPERTY. ADDRESS:

FRANK, CARE JOURNAL.

W. M. FORBES & CO.

CHOICE QUICK SELLERS. Good 5 room cottage built for owner, hall and pantry, front and back porches, gas light and heat, cemented cellar, cistern, 4 nice lots, West side, close to car line, \$1,500. Easy terms.

5 room cottage on pavement and car line, pantry, well, cistern, sewer, gas light and heat, rents \$12.50—\$1,350.

Good 6 room house on Madison, \$1,000.

4 rooms, 1 1/2 story, gas, well, 300 barn, all for \$1,100; 600 down, fine location.

4 room cottage, 1/4 corner lots, gas light and heat, cellar, cistern, nice location on car line, \$1,100.

Want best offer on 403 SHAWNEE AVENUE.

Look at 1225 Topeka avenue, \$3 1/2 by 12 1/2, for \$675.

10 acres, small improvements, 4 miles out, \$1,300. Cheapest ever.

30 acre farm 2 miles out, only \$71.

Good 80 acre farm 10 miles out, trade for good city rentals.

Lots, tracts, farms, ranches, city houses and business.

50 houses to rent. Loans, insurance, collections and care of property. See the reliable office.

W. M. FORBES & CO., 107 W. TTH ST.

MOFFITT, SHILLINGLAW & CO. REAL ESTATE, LOANS, RENTAL AGENTS.

206 WEST SIXTH ST. BOTH PHONES 1055. TOPEKA, KAN.

C. B. ALBERT, REAL ESTATE, THE HOUSE AND ROOM LOCATOR, Room 4, 601 Kansas Ave. Ind. Phone 1282.

FOR SALE—REAL ESTATE.

BARNES REAL ESTATE CO.

ELLMER R. BARNES, J. F. BILLINGS.

GOVERNOR'S SQUARE.

Elegant new cottage home, 5 large living rooms, reception hall, beautiful bath complete, hot and cold water in laundry in basement, hot water heating plant, stairs to large attic (floored), polished floors, 1 1/2 lots, modern barn, we can sell this cozy home for \$500, less than cost 2 years ago. Let us show you this. Barnes Real Estate Co., 121 W. 5th St.

CAPITOL SQUARE.

Fine 8 room modern home, reception hall, front and back stairs, beautiful bath complete, furnace heat, gas and electric lights. This property must be seen to be appreciated, best location \$5,500. Let us show you. Barnes Real Estate Co., 121 W. 5th St.

CLOSE IN.

7 room modern residence, 1 1/2 east front lots, bath and gas, city water, cistern, large barn, west side, 2 1/2 blocks 8th and Kansas ave., very cheap, \$3,500. Barnes Real Estate Co., 121 W. 5th St.

INCOME INVESTMENT.

\$72 per month rent, 3 houses only 7 blocks out from 7th and Kansas ave., for immediate cash sale you may have this for \$4,000. Barnes Real Estate Co., 121 W. 5th street.

SUBURBAN HOME.

Fine 8 room residence, well, 200 barrel cistern, 12 lots (extra long) large barn, buggy shed, lots of fruit, all kinds, 5 lots fenced chicken tight, not far from car line, price about \$2,800, or will trade for inside city property. Barnes Real Estate Co., 121 West 5th street.

MONTHLY PAYMENTS.

Dandy new 5 room cottage, 2 east front lots, fine well, gas light and heat, good west side location, price \$1,900; \$200 cash, balance like rent. You can not afford to miss this. Barnes Real Estate Co., 121 West 5th street.

BARNES REAL ESTATE CO.

ELMER R. BARNES, J. F. BILLINGS,

121 WEST FIFTH ST.

FOR SALE.

An elegant modern home almost new, 6 rooms, bath, water closet, 2 fine lots, on Western ave., southwest of Capitol. Price \$3,400.

7 room residence on West 6th st., car line, good shade, large barn, cellar, cistern, 37 1/2 feet front, at bargain counter price for cash or easy terms, monthly payments.

6 room cottage near 12th and Polk, east front lots, old elm shade. Snap at \$2,900.

New strictly modern cottage, 5 rooms, all rooms finished in mahogany, white enamel, and natural wood colors, waxed floors, gas for heat and light, large attic above, cellar, under whole house, south-west of capitol, \$3,000.

A FEW EAST SIDE PROPERTIES.

1 1/2 east front lots and 6 room residence, on Monroe st., \$1,900.

2 corner lots and 3 cottages, renting for \$30 per month. \$2,800.

4 room cottage and 3 1/2 feet of ground, 1 block off of 8th st., pavement, \$750.

3 small cottages renting for \$15 per month. \$1,250.

We are agents for Westlawn homes and vacant lots: the finest homes in the city for the money.

RODGERS, DAVIS & CO.,

110 W. 6th St. Both Phones 418.

FOR SALE.

640 acres of land, 1/4 miles from Girard, Kansas. Residence contains eleven (11) rooms. Almost new. Barn and granary. This is an ideal country home, a splendid stock and grain farm. Located in one of the best improved agricultural districts in Southeastern Kansas.

Will sell all or any part of this farm. Liberal terms. Possession March 1st, 1908, if sold at once.

ADDRESS:

S. B. ROHRER,

SHAWNEE FIRE BLDG.,

TOPEKA, KAN.

FIVE ACRE TRACT.

This is located a half mile west of the Lowman Hill car line. There is a three room house and a good barn. It is all under cultivation, 300 fruit trees, a good well. The owner has been holding it at \$2,000 but the price to \$2,000.

LUCAS & LAGERSTROM,

102 WEST FIFTH STREET.

IND. PHONE 1490.

NATIONAL CO-OPERATIVE REALTY COMPANY.

525 KANSAS AVE.

ROOM NO. 3.

A BARGAIN IN A TEN ROOM HOUSE ON WEST 6TH ST., MODERN, 4 LOTS.

—\$2,500.00—

NATIONAL CO-OPERATIVE REALTY COMPANY.

525 KANSAS AVE.—ROOM 3.

A BARGAIN: 96 ACRES LAND TWO MILES FROM CITY ON E. 8TH ST. BARN, FENCED. PRICE \$70 PER ACRE. CALL

J. K. PITTS,

523 KANSAS AVE.—ROOM 3.

FOR SALE—6 rooms, piped for gas, cellar, well, outbuildings, 4 corner lots. Price \$1,600. Address D. H. care Journal

FOR SALE—REAL ESTATE.

WE WILL MAKE SPECIAL LOW PRICES

On 5 vacant building sites 50x150 ft. each in Westlawn if sold on or before March 6th. Each site is located between two elegant modern homes or on a corner. Take your choice. Terms cash or moderate payment, balance monthly. These special low prices will cease after March 6th.

Call up any of the following selling agents, who will show you and make prices:

"Westlawn" Homes are the most complete, modern, homes ever offered the people of Topeka at prices lower than you can build like homes—all ready to occupy and no additional expenses whatever.

Also the following second hand houses:

1067 Lawrence, 4 rooms, \$750.

510 West st., 7 rooms, \$3,000. EASY TERMS ON THESE.

1506 Western ave., 7 rooms, \$3,400.

STRAUSS AGENCY, 107 E. 7TH STREET.

BAILEY BROS., 103 E. SEVENTH ST.

G. D. LITTLE, 904 LANE ST., OWNER.

RODGER, DAVIS & CO., 110 W. 6TH ST.

LUCAS & LAGERSTROM, 102 W. 5TH.

IND. PHONE 1439.

—NOT SO MANY, BUT SO GOOD—

1,150—CLAY ST., new 4 room cottage, 3 lots, some fruit, well, cellar, \$300 down.

1,500—LINCOLN ST., almost new 6 room house, 2 lots, cellar, well, gas, \$500 down.

1,600—NEAR W. 6TH ST., new 5 room cottage, with attic, 2 lots, well, gas, \$150 down.

1,750—CLOSE IN, 5 room house, cistern, city water, gas. Owner anxious to sell.

2,000—TYLER ST., splendid 6 room house, furnace, gas, cellar, cistern, barn.

2,200—VAN BUREN ST., this neighborhood, brand new 6 room house, hall and bath, maple floors, combination lights, cemented basement, \$400 down.

2,350—NEAR WASHBURN, new 5 room cottage, modern except furnace, 2 lots, good barn. Owner leaving city. Must sell this week.

2,500—WEST ST., 6 room house, modern in every detail, 1 1/2 lots. Big bargain.

3,400—CLOSE IN, new 7 rooms, modern.

3,900—HARRISON ST., new 7 room modern house, 1 1/2 lots.

5,500—POLK ST., 12 rooms entirely modern, close in.

We have 1087 lots priced from \$25 to \$3,000 each, from which to select your location and will build any size or place of house you wish.

FARMS—

\$2,200—36 acres, improved, 1 mile from city, 1,200—11 acres near city, very cheap, make an offer below \$1,200.

160—Acres, improved, 9 miles from Topeka, \$2,500 per acre.

2,400—90 acre farm, 12 miles out.

3,600—80 acre farm, improved, 9 miles.

10,500—Fine dairy farm adjacent to Topeka, 97 acres, no waste land, plenty fruit, good stand alfalfa, 3 barns, which cost at least \$3,000, stanchions for 43 cows, mow for 100 tons of hay, abundance of fine water, good 6 room house.

TRADE—Close in properties from \$2,000 up to \$4,000, to trade for smaller houses or ranches; also business property and grocery stock to trade for small residence properties or vacant lots.

GARLINGHOUSE REALTY CO.,

608 Kansas Ave. Ind. 1904.

NEAR 12TH AND QUINCY, 9 LARGE ROOMS, 3 LOTS, BATH, FURNACE, CITY WATER, GAS, ELECTRIC LIGHT, SHADE, FINE LAWN, BARN WORTH \$1,000—A FINE HOME, AN INVESTMENT FOR THE MONEYED MAN. FORMERLY HELD AT \$5,000. OWNER LEAVING TOWN. WANTS OFFER. LIBERAL TERMS IF DESIRED.

SHAWNEE AGENCY,

534 KANSAS AVE.

IND. PHONE 505.

ALL BARGAINS.

40 acres 11 miles out, 4 room cottage, barn, corn crib, hen house, 2 acres orchard, 2 acres alfalfa, about 18 acres cultivated, balance pasture and meadow. Price \$2,500.

80 acres near Auburn, 4 room house, barn, chicken house, orchard, 90 acres cultivated, 20 acres of grass, fenced and cross fenced. Snap at \$3,000.

40 acres 9 miles west, 6 room house, pantry, cellar, barn for 4 horses, corrals, farm fenced and cross fenced, fruit of all kinds, 25 acres in cultivation, balance pasture and meadow, spring in pasture. \$2,500; or will trade for 80 acres or more.

We have a very large list of city property for quick sale. List your property with

DAWSON & PIERSON,

104 EAST SIXTH ST.

PHONES: IND. 1033. BELL 1443.

FARM BARGAINS.

80 acres near Auburn, 60 acres in cultivation, balance grass, house and barn; other improvements; small orchard. Price \$2,500. Must sell this week. Want offer. Can be bought right.

RICKENBACHER REALTY & LOAN CO.

524 Kansas Ave. Phone 164.

GEO. M. NOBLE & CO.

REAL ESTATE, LOANS, INSURANCE.

Some Special Farms and City Bargains.

68 KAN AVE. OFF. POSTOFFICE.

FOR SALE—By owner, new modern 6 room house, cor. 7th and Garfield. Ind. phone 238 white.

FOR SALE—Paching Bethany college grounds cottage 6 rooms and bath, hall 12x18 living room 12x23, 4 closets, polished oak floors, furnace, gas, 2 lots. 806 W. 8th st., \$3,500.

FOR SALE—Cottage 6 rooms and bath, gas, furnace, polished oak floors, 2 lots, \$2,500. 306 W. 8th st.

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BARGAINS IN HOMES.